

**Development Management**

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jamescitycountyva.gov**Building Safety and Permits**
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757-253-6670**Planning**
757-253-6685**Zoning Enforcement**
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March 28, 2016

Mr. Ryan Stephenson
AES Consulting Engineers
5248 Olde Towne Road, Suite One
Williamsburg, Virginia 23185

RE: SP-0104-2015, Williamsburg Landing Woodhaven Expansion (Resubmittal)

Dear Mr. Stephenson,

Thank you for the opportunity to review the above referenced site plan. Planning staff has completed its review of your most recent resubmittal, and offers the following comments:

Planning:

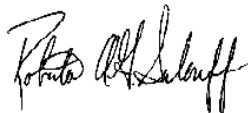
1. Please note that the James City County Board of Supervisors instituted a \$250.00 fee for every review of a project after the second resubmission and review. This means that this project shall be allowed *ONE* additional submissions before the fee will be assessed.
2. *DRC:* Per our earlier discussion, this plan must be reviewed by the Development Review Committee (DRC) per [Sec. 24-147 of the JCC Zoning Ordinance](#). This plan has been tentatively scheduled for the April 27, 2016 meeting, which will be held at 4:00 PM in the large conference room of Building A at the County Complex. This scheduling is pending the receipt of several items which the applicant has indicated (per responses #4 and #9 on the applicant's letter dated January 29, 2016) will be submitted under a "separate cover".
3. Prior to final approval, please update the Coversheet to reference the existing Height Waiver, HW-0004-2008.
4. *Elevations:* Please provide architectural elevations to satisfy Condition #1 associated with SUP-10-14, which stipulates that the Planning Direct must review the proposed development for consistency of character with the Williamsburg Landing development as a whole.
5. *Existing Parking:* Though the response letter states that all parking has been redesigned to meet current Ordinance standards, staff notes existing parking shown on Sheet 6 which is not in conformance. As this plan proposes an increase in parking spaces which is over 15% of the existing provided parking, the existing parking areas must also be brought into conformance with current Ordinance standards. You may request the a waiver of this requirement according to the criteria outline in [Sec. 24-55 \(a\)\(3\)](#).
6. *Colonial Pipeline Easement:* Please note that verification of permission by Colonial Pipeline to develop land within the utility easement may be required prior to the issuance of a Land Disturbing Permit.
7. *Zoning:* Please see attached comments or visit [CaseTrak](#).
8. *Landscape Planner:* Approved. Please see attached letter of approval, or visit [CaseTrak](#).

JCSA: Please see attached comments or visit [CaseTrak](#).**Building Safety and Permits:** Approved. Please see attached letter of approval, or visit [CaseTrak](#).

Engineering and Resource Protection: Comments are outstanding and will be forwarded upon receipt.

When the above and any outstanding comments have been incorporated into the plans, please submit ten (10) folded paper copies and a letter detailing how the above items have been addressed. If I can be of further assistance, please do not hesitate to contact me by email at Roberta.Sulouff@jamescitycountyva.gov, or by phone at 757-253-6783.

Sincerely,

A handwritten signature in black ink, appearing to read "Roberta Sulouff". The signature is written in a cursive, flowing style.

Roberta Sulouff
Planner